

**City of Eau Claire  
Plan Commission Minutes  
Meeting of January 3, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Seymour, Pederson, Radabaugh  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Basom, Petrie

The meeting was chaired by Ms. Ebert.

**1. REZONING (Z-1590-16) – R-2P to R-3P, SC Swiderski LLC**

Mr. Tufte presented a request to rezone property located on the south side of Hwy. 12/312 (North Crossing), west of Kane Road from R-2P to R-3P and to adopt the general development plan for apartment buildings. The project proposes 54.4 acres to allow for 12 three-story apartment buildings, with 50-52 dwelling units each for a total of 618 units with the remaining land to the west and southwest to remain zoned as R-2P for future development. The remaining land will require an amendment to its general development plan prior to development. The current development plan was for a mixture of single-family homes, twin homes, bay homes and townhomes with common open spaces.

The update of the Comprehensive Plan land use map last year changed the recommended land use for a portion of this property to medium- and high-density along Kane Road and commercial development along Hwy. 12. The project has a density of 11.36 units/acre while R-3 density standards are 21 units/acre. The apartment buildings have 46 underground parking spaces and 28 surface parking stalls. The required parking for the 52 units (1 space per bedroom) is 76 bedrooms. The applicant will have to provide two more spaces for the 52-unit buildings. A 30-foot setback is required off Kane Road and a 50-foot setback is recommended along Hwy. 12/312 (North Crossing) and buffering be added along the highway for noise. Staff would recommend a similar buffer/landscape area that is currently across the street from Kane Road. Final site plan will be required prior to development on the land.

Applicants, John Donovan, Fay Harder, and Jacqui Miller with S.C. Swiderski LLC from Mosinee, WI – currently own 20 properties and are a full-service apartment rental company. The project will be in three phases starting with the eastern portion of the development as phase one. Mr. Donovan noted that the developer's agreement would address the needs that are noted in the staff report. He noted the density and the common open space are within the requirements of R-3 zoning district.

Thomas Mihajlov, 4120 Mill Run Court, speaking on behalf of the Mill Ridge Estates Condominiums, had some concerns of the type of the proposed development because the Mill Ridge Estates are single-story duplexes and four-unit condos. The proposed development is a three-story apartment, and the proposed density will exceed the infrastructure of Kane Road and the North Crossing. He noted that the Mill Ridge Estates Condominium provided a resolution from the Board of Directors of Owner's Association not being able to support the project.

James Ruckman, 4113 Mill Run Court, spoke about the concerns about the general development plan and noted the height, mass, size, density all which are not compatible to the existing neighborhood.

David Winter, 4102 Mill Run Court, spoke about concerns of the overall height and scale of the complex which is not consistent with the surrounding development. He noted that duplexes should be placed along Kane Road and the three-story apartments should be more in the middle of the proposed development.

Paul Loomis, 4243 Mill Ridge Circle, spoke about the changes necessary for safety along Kane Road and North Crossing. Currently, this is not connected to the city's bicycle trail and transit systems.

Annie Bailey, 4203 Mill Ridge Circle, noted concerns about the number of people potentially living in the neighborhood. She noted the concern of families and kids being too far away from any schools and the speed limits along Kane Road and North Crossing.

Ken White, 4206 Mill Ridge Circle, noted the ridgeline across the proposed development and how drainage of the existing land affects Kane Road. He noted that all the drainage from this property runs under Kane Road and towards the golf course to the east.

Marvin Lansing, 4216 Mill Ridge Circle, noted this decision should be based on the needs for the entire City of Eau Claire residents and housing/apartment needs.

Francis Rutz, 4281 Mill Ridge Circle, noted that any kind of development should have sidewalks and trails, and pedestrian issues crossing Kane Road.

Jeremy Gragert, 451 Lincoln Avenue, noted concerns of the lack of transportation, transit, and bicycle connection from this neighborhood to the rest of the city. He noted the bicycle plan that was adopted in 2010, which shows Kane Road is not wide enough for a bike lane and North Crossing potentially would have a future trail.

Daniel Molitor, 4284 Mill Ridge Circle, noted concerns about traffic from Menard's Corporation, golf courses and other businesses, having way too much stress on the road network in the neighborhood and is not compatible for the area.

Robert Janke, 4328 S. Lowes Creek Road, noted the city already has a large amount of R-3 zoning districts and land that is zoned for apartments and with this rezoning would affect that land's value.

Applicant, John Donovan spoke to the comments noting drainage and grading will be required for on-site ponds from the development, a development's agreement should address most needs and concerns. He also noted he would be in favor of reduction of the speed limit from 45 to 25 MPH and Kane Road should be rebuilt wider to support the development.

Ms. Mitchell noted not being able to support this rezoning because of the mass, size, and density which are not compatible to the existing surrounding neighborhood. She noted the project had too many apartment units for one site and not a variety of dwelling units. The lack of transit service and connectivity to the city's pedestrian system was also noted.

Mr. Pederson agreed and added that Kane Road would not be able to handle the transportation needs for this size of a development.

Ms. Mitchell moved to recommend approval of rezoning from R-2P to R-3P with the conditions noted in the staff report. Seconded by Mr. Radabaugh and motion failed 0-8.

2. **FINAL CONDO PLAT (P-4-16) – Clearwater Ridge**  
**CERTIFIED SURVEY MAP (CSM-7-16) – Utility easements**

Mr. Tufte presented a request to approve the final condo plat for Clearwater Ridge Condominiums located at the northwest corner of Clearwater Ridge Drive and Brookline Avenue and to approve the Certified Survey Map (CSM) for this project. The final condo plat is consistent with the preliminary condo plat that was approved. This plat creates seven duplex units with access to a private drive.

Applicant, Robert Janke, 4328 S. Lowes Creek Road, spoke in support of the project.

Mr. Pederson moved to recommend approval of the final condo plat and certified survey map subject to the conditions of the staff report. Seconded by Mr. Brenholt and motion carried.

3. **EXCESS LAND– London Road**

Ms. Basom presented a request to declare land off London Road as excess land. The property located at 4210 Southtowne Drive has an existing concrete patio on the City's retention pond. To rectify the situation, City staff believes that 1,577 square feet of this parcel is no longer necessary and the City is looking to deem this square footage as excess land and then sell to the owners. Along with the sale, the City would request an easement back from the owners.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of declaring excess land off London Road. Seconded by Mr. Radabaugh and motion carried.

4. **EXCESS LAND– Preston Road**

Ms. Basom presented a request to declare land off Preston Road as excess land. The City acquired this property in 1988 as part of a larger acquisition. It is unknown why the City acquired the property, but a lift station was put in and used. In 1998, the lift station was removed and staff believes this parcel is no longer necessary.

No one spoke to this agenda item.

Mr. Larsen moved to recommend approval of declaring the land off Preston Road as excess land. Seconded by Mr. Granlund and motion carried.

5. **DISCUSSION/DIRECTION**

A. 2017 Plan Progress List

Mr. Tufte stated each year staff presents to the Commission a report on the progress being made towards the completion of the various tasks identified in the Plan Implementation Chapter of the Comprehensive Plan. The Commission reviews this work program on a regular basis and is responsible for updating the list of tasks yearly. Staff added to the end of the list the planning tasks and new tasks that are identified in the Comprehensive Plan for 2017 that should be started with this year's work program.

B. Third Ward Letter

Mr. Tuft received a letter from the chairperson for the Third Ward Neighborhood Association. The neighborhood is requesting assistance from the city in updating their neighborhood plan. Staff will start to work with the neighborhood plan after the North Riverfronts Plan is completed.

C. Code Compliance Items

None.

D. Future Agenda Items

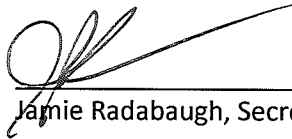
None.

E. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of December 5, 2016 were approved.

  
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Jamie Radabaugh, Secretary